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Redevelopment Board Minutes 12/13/2004

Arlington Redevelopment Board
December 13, 2004

Members Present: Ed Tsoi
Barry Faulkner
Nora Mann

Also attending: Kevin J. O'Brien, Secretary ex officio

Ed Tsoi convened meeting at 7:25 and recessed briefly to move to the Selectmen's Hearing Room.

Ed Tsoi introduced Jake Upton to give an update on the design progress for the Symmes project. Jake Upton also called upon Ed Bradford, architect, and Michael Radner, landscape architect. There was quite a bit of discussion about the vista park, its parking and its size. Jake Upton explained that the park had been expanded to the north slightly by removing the parallel parking on the street. This required putting some visitor parking next to the park parking. Nora Mann reminded them that the public parking must be clearly delineated and signed. Ed Tsoi asked about making the open space across the street from the vista park public. Jake Upton replied that the space must remain private as the front yards of the residences in that location.

It was pointed out that the usable area of the vista park was about six tenths of an acre. It was suggested that the developer look into utilizing more area on the steep slope to create additional public amenity, such as look-outs. In response to a question about the tot lot in the northwest corner of the site, Jake Upton answered that it would remain under the control of the condominium association but that the intention is that it would be open to the public.

The meeting was adjourned at 9:50.

Ed Tsoi and Barry Faulkner returned to the second floor annex conference room to talk with members of the Symmes Neighborhood Advisory Committee (SNAC) about the neighborhood protection plan. The SNAC mentioned its concerns with the current draft, which were...

- not quantifiable;
- not specific to Symmes;
- concerned about construction disturbance;
- blasting effects on slab houses;
- reporting of complaints, solutions;
- audit;
- no conflict resolution;
- want single person point of contact;
- way to communicate to neighborhood.

Ed Tsoi cautioned that the Board did not want to take over the responsibility for the contractor's actions and specifying how things should be done runs afoul of that. Means and methods must be left to the contractor in order that the responsibility also lies with the contractor. Barry Faulkner added that the means and methods must be left to the party that has the means to affect what is done.

Respectfully submitted,
Kevin O'Brien